



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

HUNTING | FISHING | TIMBER

465± ACRES
CALHOUN COUNTY, MS
\$1,600,000

OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE CALHOUN 465

PROPERTY PROFILE

LOCATION:

- Highway 9 W
Banner MS, 38913
- Calhoun County
- 1± Mile N of Banner
- 8.3± Miles N of Bruce
- 21± Miles SE of Oxford

COORDINATES:

- 34.11075, -89.37575

PROPERTY INFORMATION:

- 465± Total Acres
- 40± Acre Stocked Lake
- Various Ages of Pine Timber
- Hardwood Timber
- Abundant Wildlife
- Storage Shed
- Shipping Containers
- Multiple Build Sites
- Highway 9 W Frontage
- Power & Water On-Site

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Timber Investment
- Potential Home/Cabin Site

TAX INFORMATION:

- Parcel #: 070600-001-00-23
2025 Taxes: \$1,577.50
- Parcel #: 070700-001-00-26
2025 Taxes: \$31.78



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DECK FAIR MANAGING BROKER
C: 662-801-4809
deck@smalltownproperties.com



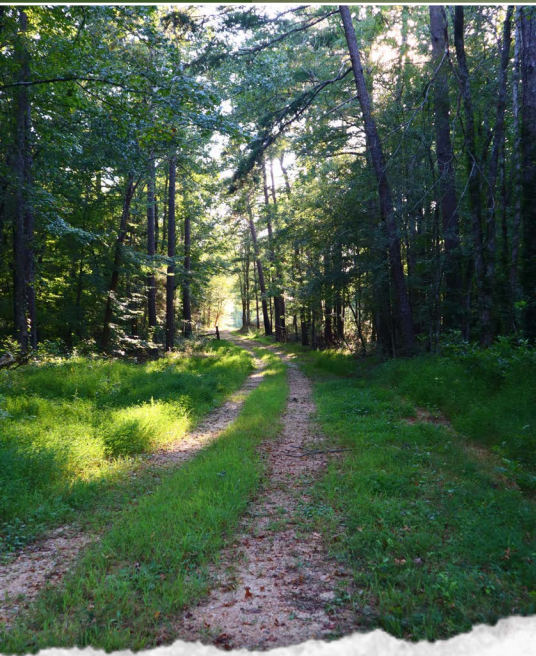
CALEB WARREN LAND SPECIALIST
C: 662-736-6764
caleb@smalltownproperties.com



WILLIAM W. CANALE, RF, ACF
OWNER/CONSULTING FORESTER
C: 662-607-1351 | canaleforest@gmail.com

WELCOME TO THE CALHOUN 465

WELCOME TO THE CALHOUN 465, SITUATED JUST ONE MILE NORTH OF BANNER, MISSISSIPPI, AND JUST A 30± MINUTE DRIVE FROM OXFORD! The Calhoun 465 presents a great timber investment opportunity, with excellent hunting and fishing as well. The 465± acre property in Calhoun County features various ages of pine timber that have been professionally managed by a registered forester for the past 35 years. An outdoor enthusiast would enjoy the 44± acre stocked lake on the property, offering great fishing, scenic views, wildlife resources, and family activities.



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MORE ABOUT THE CALHOUN 465

There are signs of wildlife all over the Calhoun 465, offering excellent deer and turkey hunting opportunities. With the abundant wildlife and the lake, there are plenty of opportunities for year-round fun. If you are thinking about building, then there are multiple homesites with beautiful views overlooking the lake. Power and water are already on-site. As you enter the property, there is a storage shed with two shipping containers providing storage for all your equipment to maintain the property.

If you're in the market for your next timber investment, a hunting property, or somewhere to build on some acreage, then the Calhoun 465 is worth a look. Large timber tracts with excellent hunting and fishing don't come around often.

Contact Caleb Warren, Deck Fair, or Bill Canale to schedule a private showing and see what all the Calhoun 465 has to offer!



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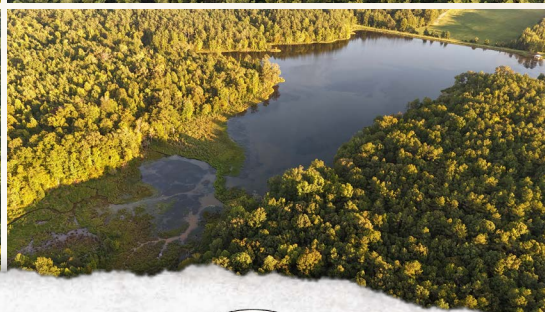
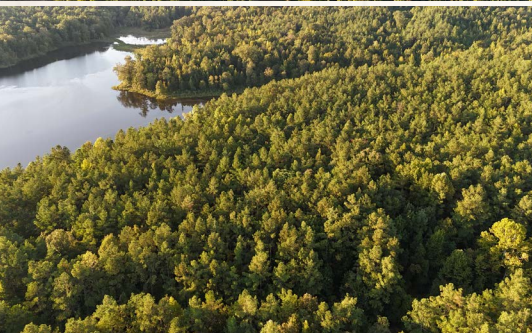
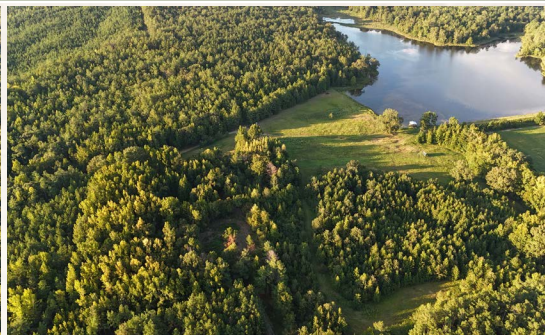
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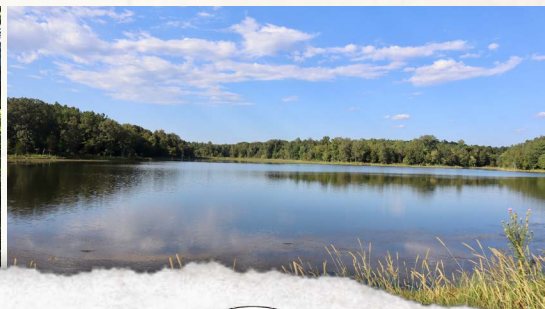
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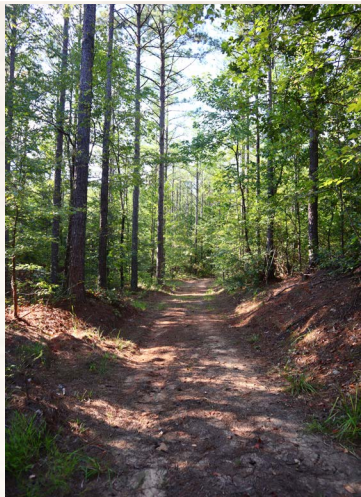
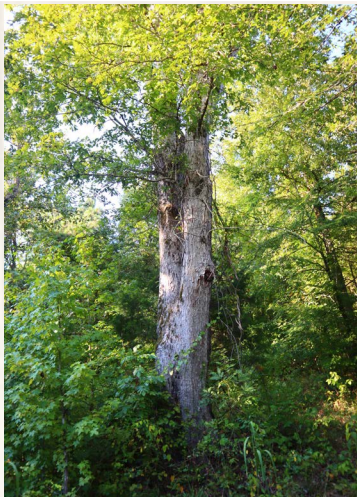
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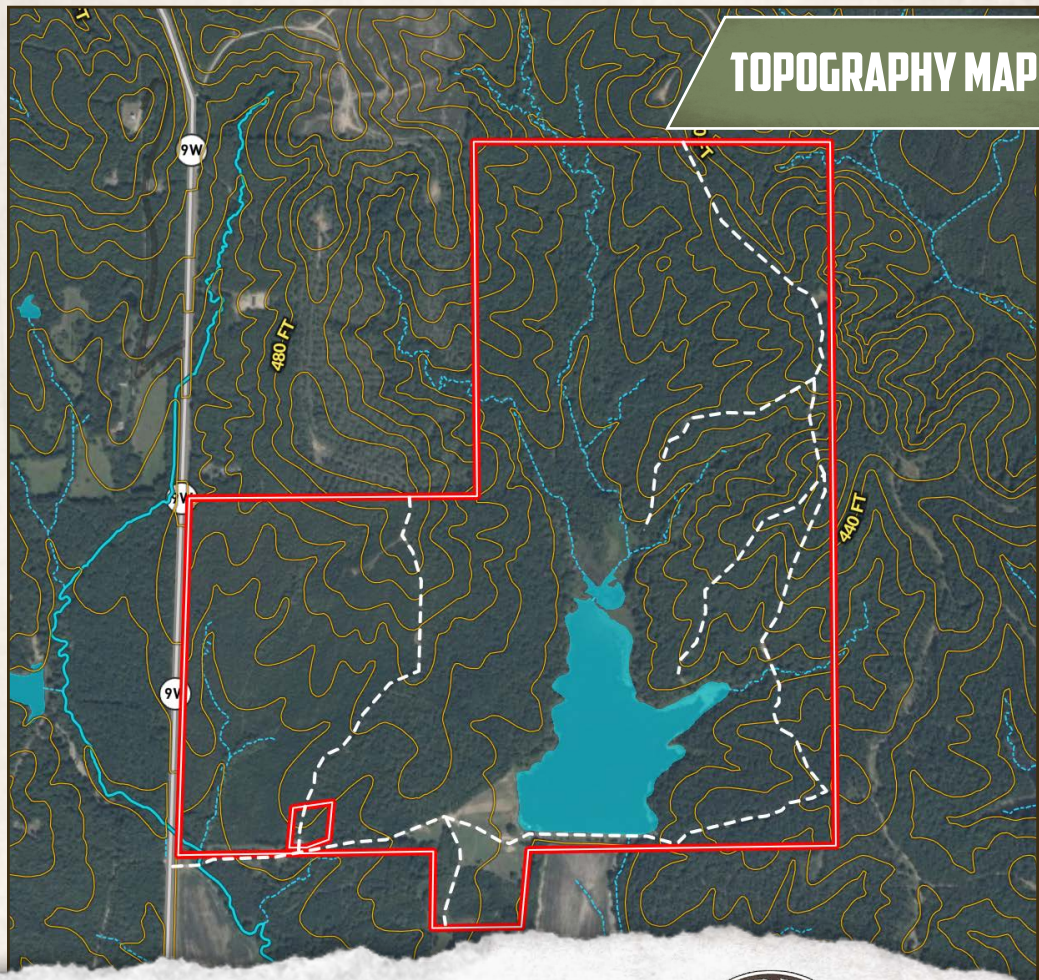
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TOPOGRAPHY MAP



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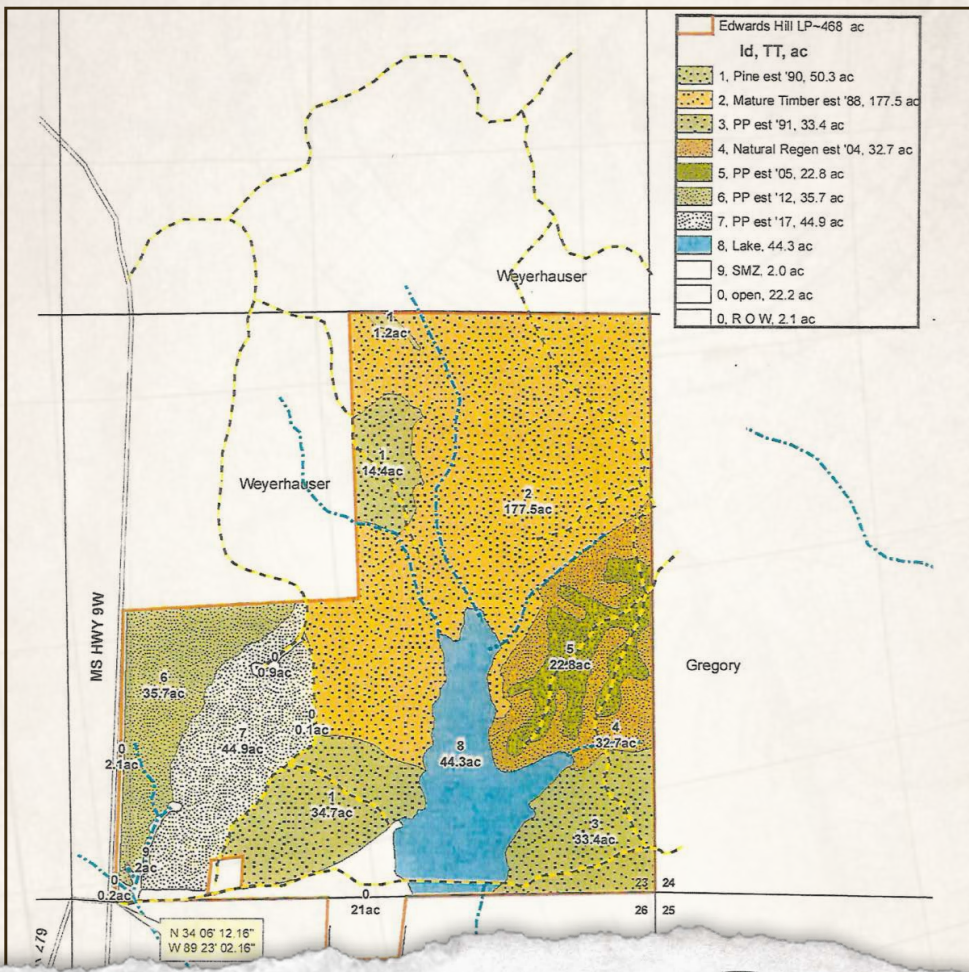
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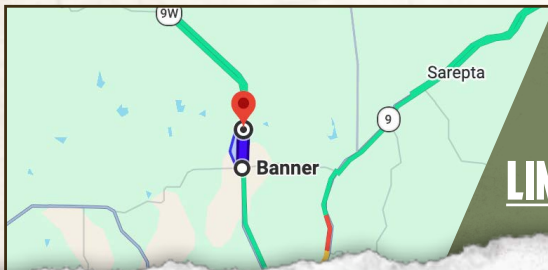
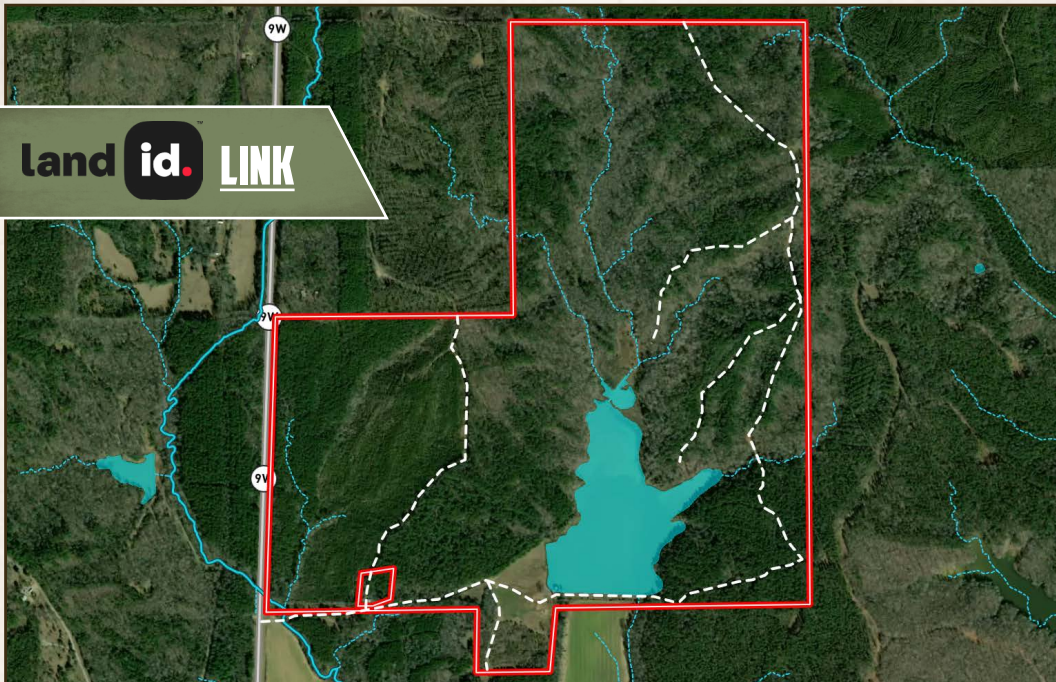
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land id. LINK



Directions From Banner, MS: Travel north on Highway 9 W for 1 mile to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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